



# OFFICE OF THE CITY CLERK ▪ CITY OF BINGHAMTON

*Teri Rennia, City Council President*

*Angela Holmes, City Clerk*

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## BOARD OF ESTIMATE AND APPORTIONMENT

### MEETING MINUTES

DPW Conference Room, 3<sup>rd</sup> Floor City Hall

Wednesday September 18, 2013

**Call to Order.** Called to order at 11:20am by Charles Pearsall, Comptroller.

**Present:** Charles Pearsall, Comptroller; Kenneth J. Frank, Corporation Counsel; Philip T. Krey, City Engineer; Luke Day, Commissioner of Public Works

**Absent:** Matthew T. Ryan, Mayor

**Also Present:** Bill Barber, Director of Parks and Recreation; Angela Holmes, City Clerk; Gerald Kennicutt, Deputy Comptroller; Carl Petro, LAZ Parking

### ITEMS CONSIDERED

**72 Court Street.** Offer to Purchase 72 Court Street for \$1, submitted by 33 State Street Associates on August 1, 2013. Sent to the Assessor's Office, the Office of Building Construction, Zoning & Code Enforcement and the Department of Planning, Housing & Community Development on August 2, 2013. Tom Costello responded on August 2, 2013, stating that he is not in favor of this offer, submitted without a plan for development that addresses the primary use for the proposed purchase and related impact on adjacent parcels. In addition, the proposed purchase price seems unrealistic. Scott Snyder responded on August 7, 2013 stating that he agreed with Tom Costello's recommendations. Tarik Abdelazim responded on August 21, 2013, stating that so long as Building and Engineering concerns are addressed (detailed plan with fire safety issues raised, investigation of right-of-way issues, higher sales price), PHCD has no objections to the sale, as the future use of the lot as a downtown park would still be feasible. Philip T. Krey met with Allan Pope, representing both owners of the two adjoining buildings, and discussed the installation of a fire escape. The Board discussed maintaining the parcel as a separate lot, in case the larger portion of 72 Court Street is developed at a future date, with the added condition that the parcel would be re-conveyed to the City for the same purchase price should development of the larger parcel take place. Kenneth J. Frank met with Scott Snyder, who is not in favor of the plan to sell a portion of the lot with the opportunity for the City to purchase it at a later date. Corporation Counsel would entertain granting either a license or an easement for the portion requested, with the understanding that the City or any owner of the remaining portion of 72 Court Street could build above. Corporation Counsel to discuss with applicant. Item held.

**37 Pine Street (Greenman Senior Center).** Proposal for purchase 37 Pine Street and 23 Pine Street (Greenman Senior Center property) for \$105,000, less broker fees of six percent of purchase price, submitted by Gemini Construction Management, LLC. The proposed purchase price included all building contents (kitchen items, appliances, pool tables, etc.). Kenneth J. Frank contacted the applicant, who clarified that the estimated price for the contents of the building would be \$10,000. The City Clerk's Office received multiple letters of interest in the property since the offer received from Gemini Construction Management, LLC. All offers to be reviewed at following meeting. The Board noted for the record that the City has not yet received any payment from Gemini Construction Management, LLC, and that the payment would only take place upon execution of a contract. Item held.



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**9 Way Street.** Requests for sealed bids were sent to Sarah Edwards, James M. Rock, Kenneth Johnson, and CZAL, LLC. Sealed bids are due Monday September 23, 2013. The City Clerk's Office has received two sealed bids, which will be opened at the meeting on Wednesday September 25, 2013. Item held.

**32 Evans Street.** Offer to Purchase 32 Evans Street for \$1, submitted by Kraig M. Brigham, Jr. on August 22, 2013. Sent to the Assessor's Office, the Office of Building Construction, Zoning & Code Enforcement and the Department of Planning, Housing and Community Development on August 23, 2013. Scott Snyder responded on August 23, 2013, stating that he will defer to PHCD's recommendation. Tarik Abdelazim responded on August 23, 2013, stating that the applicant submitted the winning \$1 proposal for 23 Alfred Street, adjacent to 32 Evans Street. The applicant intends to build a single-family home at 23 Alfred Street, and mentioned potential inclusion of 32 Evans Street in his redevelopment plans. PHCD supports the sale with two conditions: (a) PHCD must review the plans for 32 Evans Street first; and (2) the sales price should be consistent with sales prices for other vacant lots, \$100-\$500. Applicant will submit site plan to Angela Holmes. Item held.

**29 Munsell Street.** Richard Woodruff, owner of 27 Munsell Street, called on August 23, 2013, expressing interest in 29 Munsell Street for additional yard space. He submitted an Offer to Purchase in 2011 which was rejected. The Department of Planning, Housing and Community Development recommended retaining the parcel for potentially larger private development. The applicant called to see if the City's position has changed. Tarik Abdelazim responded on August 23, 2013, stating that he would support a one-year lease, with the option of annual renewal, as it may be a few years before the City is able to assemble enough parcels to solicit redevelopment proposals. If the Board of Estimate and Apportionment agrees to a lease, Abdelazim would recommend that the parcel be kept as green space, with no structures, pavement or fencing. The Board requested that this proposal be shared with the applicant, and requested a formal proposal if the applicant is interested. Tarik Abdelazim will contact the applicant. Item held.

**Approval of Minutes.** Request to approve the minutes from the Board of Estimate and Apportionment meetings held on September 11 & 16, 2013.

Motion to approve the minutes.

Moved by Krey, seconded by Frank.

**Motion carried. (Vote 4-0-1)**

Ayes: Pearsall, Frank, Krey, Day

Nays: None

Absent: Ryan

**Budget Transfer.** Request to transfer \$150,000 from budget line H5112.525017.20208 (Court Street Gateway Project) to budget line H7110.525054.20208 (Parks Improvements) to refurbish tennis and basketball courts. Presented by Bill Barber, Director of Parks and Recreation.

Motion to approve budget transfer, subject to receipt of approval from Bond Counsel and City Council.

Moved by Frank, seconded by Day.

**Motion carried. (Vote 4-0-1)**

Ayes: Pearsall, Frank, Krey, Day

Nays: None

Absent: Ryan

**Budget Transfer.** Request to transfer \$2,000 from budget line CP1990.55000 (Parking Contingency) to budget line CP5650.54141 (Salt, Sand & Other) and to transfer \$30,000 from budget line CP1990.55000 (Parking Contingency) to

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budget line CP5650.54300 (Insurance) to purchase additional ice melt and to cover increased insurance costs. Presented by Carl Petro, LAZ Parking.

Motion to approve budget transfers.

Moved by Frank, seconded by Krey.

**Motion carried. (Vote 4-0-1)**

Ayes: Pearsall, Frank, Krey, Day

Nays: None

Absent: Ryan

**Budget Transfer.** Request to transfer \$8,550 from budget line A1990.55000 (Contingency) to budget line A3120.51800 (Police—Temporary Help), and to transfer \$655 from budget line A1990.55000 (Contingency) to budget line A9030.58000B (Social Security) to provide funding for a Temporary Police Officer position. Presented by Kyle Seeley, Executive Assistant to the Mayor.

Motion to approve budget transfers.

Moved by Krey, seconded by Frank.

**Motion carried. (Vote 3-1-1)**

Ayes: Frank, Krey, Day

Nays: Pearsall

Absent: Ryan

**Budget Transfer.** Request to transfer \$7,500 from budget line A1640.54201 (Gas/Heat) and \$6,000 from budget line A1640.54202 to budget line A1640.54110 (Vehicle Parts) to allow for replacement of paving machine parts. Presented by Luke Day, Commissioner of Public Works.

Motion to approve budget transfer.

Moved by Krey, seconded by Pearsall.

**Motion carried. (Vote 4-0-1)**

Ayes: Pearsall, Frank, Krey, Day

Nays: None

Absent: Ryan

**Budget Transfer.** Request to transfer \$6,000 from budget line A8160.52600 (Sanitation—Equipment) to budget line A1640.54110 (Central Garage—Vehicle Parts) for vehicle parts. Presented by Luke Day, Commissioner of Public Works.

Motion to approve budget transfer.

Moved by Frank, seconded by Krey.

**Motion carried. (Vote 4-0-1)**

Ayes: Pearsall, Frank, Krey, Day

Nays: None

Absent: Ryan

**Adjournment.** Motion to adjourn at 11:43am.

Moved by Day, seconded by Krey.

**Voice vote, none opposed.**

**Reconvene.** Called to order at 11:53am by Charles Pearsall, Comptroller.



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**Present:** Charles Pearsall, Comptroller; Kenneth J. Frank, Corporation Counsel; Philip T. Krey, City Engineer; Luke Day, Commissioner of Public Works

**Absent:** Matthew T. Ryan, Mayor

**Also Present:** Angela Holmes, City Clerk; Gerald Kennicutt, Deputy Comptroller

**Budget Modification & Transfer.** Request to establish budget line A1010.54410 (City Council—Professional Services) in the 2013 budget, and to transfer \$200 from budget line A1410.54101 (City Clerk—Office Supplies) to budget line A1010.54410 (City Council—Professional Services) to cover the cost of translation and/or interpretation services for individuals requiring such services during public meetings. Presented by Angela Holmes, City Clerk.

Motion to approve the budget modification and transfer.

Moved by Day, seconded by Krey.

**Motion carried. (Vote 4-0-1)**

Ayes: Pearsall, Frank, Krey, Day

Nays: None

Absent: Ryan

**Adjournment.** Motion to adjourn at 11:56am.

Moved by Day, seconded by Krey.

**Voice vote, none opposed.**